

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**In re:**

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**Chapter 11**

**VICTOR H. MAIA,**

**Case No. 18-16907-AMC**

**Debtor.**

**ORDER GRANTING EXPEDITED CONSIDERATION, SHORTENED TIME AND  
LIMITED NOTICE ON THE MOTION OF DEBTOR VICTOR H. MAIA FOR  
AUTHORITY TO SELL REAL PROPERTY AT PRIVATE SALE, FREE AND CLEAR  
OF ALL LIENS, CLAIMS, AND ENCUMBRANCES PURSUANT TO 11 U.S.C. § 363**

AND NOW, this 9th day of December, 2020, upon consideration of the Motion of Victor H. Maia, the debtor and debtor in possession (the “Debtor”), by and through his undersigned counsel, Obermayer Redman Maxwell & Hippel LLP, hereby moves this Court for the entry of an Order: (i) granting expedited consideration, shortened time and limited notice and; (ii) granting the Debtor authority to sell the property located at 2051 Wakeling Street, Philadelphia, PA 19124 (the “Real Property”) at private sale to JDJ Fund D, LLC (the “Sale”), free and clear of all liens, claims, and encumbrances pursuant to 11 U.S.C. § 363 (the “Motion”)<sup>2</sup>; and cause therefore having been demonstrated, it is hereby ORDERED as follows:

1. Debtor’s request for an expedited hearing, shortened time, and limited notice on the Motion is GRANTED.

2. **TELEPHONIC**  
A hearing to consider the Motion is scheduled for December 15, 2020 at 12:00 ~~am~~/p.m. before the Honorable Ashely M. Chan in the United States Bankruptcy Court. Using a landline, parties are to Dial: 877-873-8017 Access Code: 3027681#

~~Any objection to the Motion must be filed with the Clerk of the Bankruptcy~~

<sup>2</sup> Each capitalized term used but not defined herein shall have the meaning ascribed thereto in the Motion.

~~Court and served upon counsel to the Trustee on or before~~

~~-----, 2020:---~~

3. The terms and conditions of the Sale are as follows:

a. The Sale of the Property to JDJ Fund D, LLC (the "Purchaser") is by private sale for Fifty-Five Thousand dollars (\$55,000.00) without contingencies as set forth in greater detail in the Agreement of Sale, attached to the Motion as Exhibit "B".

b. Settlement is to occur on or before December 2, 2020.<sup>3</sup>

4. A copy of this Order shall be served by counsel to the Trustee on or before December 9, 2020, at 5:00 ~~XX~~ p.m. by facsimile, next day mail or by electronic means, including the Court's CM/ECF system, upon: (i) the Office of the United States Trustee; (ii) counsel to the Debtors; (iii) the Debtors' secured creditors; (iv) taxing authorities; (v) the Debtors' principals listed in the schedules and statements of financial affairs; and (vi) all parties who have timely filed requests for notice under Bankruptcy Rule 2002.

5. If notice is given in the manner provided above, said notice shall be sufficient and proper and in accordance with the Bankruptcy Code, the Federal Rules of Bankruptcy Procedures and the Local Rules of this Court.

BY THE COURT:



Honorable Ashely M. Chan  
United States Bankruptcy Judge

Copy to: Attached List

<sup>3</sup> The Debtor will be extending the closing date to a date after Bankruptcy Court approval of the sale of the Real Property.

**Service List:**

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